P 16E

App. F. IX—4

Previous References.

195 ~~4~~-55
( )
J.T.B

File No. ~~J.T.B~~ 77-54

Serial Nos. ~~77-54~~

Later References.

LH 46 GRBBq.

MYSORE GOVERNMENT SECRETARIAT

Serial Nos.

Part B for

SUBJECT

Constitution of a Committee to consider the question of levy of Conversion fine on Agri. Lands.

WD 0142—GPB—50,000—10-6-57

B. M.

9327/nil

Proceedings of the meeting held on in the chambers of the Minister for Revenue and Public works regarding the question of fixing conversion fire on lands for non-agricultural purposes.

- - -

(1) The following members were present:-

1. Minister for Revenue and Public Works
2. Minister for Public Health and L.S.G.
3. Revenue Commissioner,
4. Deputy Commissioner, Bangalore District,
5. Commissioner for Local Self-Government
6. Commissioner, Corporation of the City of Bangalore
7. Chairman, City Improvement Trust Board, Bangalore,
8. Sri K.R.Madhava Rao
9. Secretary to Government, Revenue Department,
10. Assistant Secretary to Government, Education and L.S.G.Department (Municipal Department)

(2) The Minister for Revenue and Public Works presided over the meeting. The question of laying down an uniform rule for the levy of conversion fine on lands converted for non-agricultural purposes ~~and layout charges from the areas already developed~~ as discussed, as it was noticed that the levy of rate of conversion fine vary from place to place. Finally it was decided that a Committee of the following members may be constituted to examine the question:-

The Revenue Commissioner in Mysore (CHAIRMAN)
" Commissioner for Local Self-Government
" Commissioner, Corporation of the City of Bangalore
" Secretary to Government, Finance Department
" Secretary to Government, Education and Local Self-Government Departments
" Secretary to Government, Revenue Deptt.
" Chairman, City Improvement Trust Board, Bangalore,

(3) The Assistant Secretary to Government, Municipal Department will be Convenor of the Committee.

(4) The terms of reference to the Committee will be as follows:-

i) to examine and suggest the rate of levy of conversion fine in Bangalore and other cities, towns and sanitary board areas, taking into consideration the present market value of building sites;

ii) to examine and suggest the rate of levy of conversion fine in respect of areas unauthorisedly built upon in the above places;

7491 FL. Levy of conversion fine

iii) to examine and suggest the rate of levy of conversion fine on slum areas in Bangalore and other places (a) where squatters have occupied Government land ~~on which they have~~ + put up huts; (b) where they have put up huts paying rents to the owners of the lands;

iv) to examine and suggest the circumstances in which levy of conversion fine may be waived.

(5)

A draft Government Order is put up in the light of the decision taken.

Mer 19/1

19/1

(6)

Rev Secy dtd
H/c Secy dtd 19.9

The draft G.O may be approved

Secy (Edn & Soc)

Ministers Secy
Rev. Minister
Hon'ble Chief Minister

(5)

29/1 (JS)

(8)

31/1/55

(9) 31/1

4/2/55

4.2.55

4/2

SECRETARY TO GOVERNMENT
No. 12759
21 JAN 1955
GOVERNMENT DEPARTMENT

OFFICE OF THE MINISTER FOR PUBLIC HEALTH & LOCAL-SELF GOVERNMENT
2 FEB 1955
No. 5594

27 JAN 1955
GOVERNMENT OF MYSORE

SECRETARY
GOVT. OF MYSORE
22 JAN 1955
No. 12520 FL

SECRETARY
GOVERNMENT OF MYSORE
31 JAN 1955
13467

SECRETARY
2 FEB 1955
14364

2 FEB 1955
14107
GOVT.

7491 Levy of Conversion fee

10)

For perusal

B

17/2/55

Rev. Minister

Hon' Rev. Sec'y

11) B 10/2/55

12) GH 17/2

13) Done B 9/2/55

To,

The Rev. Commr.

The Commr. for Lsg.

The Dy, C.C.B.

The secy., Finance Deptt.

The Dy, Rev. Deptt.

The Chairman, B.T.B.

R 14528-3422/3/55 constituting a committee

Serial No. 14

Submitted: - - - - -

Government have issued orders appointing a Committee consisting of Heads of Departments with Revenue Commissioner as Chairman to suggest the rate of conversion fine that is to be recovered from the owners of land in several places in the State. I have been made as the Convenor of the Committee and the time given for furnishing the report is one month. As the Legislative Assembly and the Council, are in sessions, and as I have to work overtime till the sessions come to a close, it will be very difficult for me to attend these special meetings, leaving of the office work. One of the Assistants of the Revenue Commissioner will be most suitable to be the Convenor of the Committee as he will be able to obtain instructions from the Revenue Commissioner every now and then so that the report may be sent to Government quickly. I request that one of the Assistants of the Revenue Commissioner, may kindly be ordered to be the Convenor of the Committee as the Revenue Commissioner is the Chairman.

A

For orders.

Secretary,)
L.S.G.Dept.)

7/3/57

15) This is a Committee about to work at Govt. level to examine & suggest an article Legislation would be appropriate. Anyhow, the above

NOTE. - Contn. slice

Levy of Conversion fine —
Constitution of Committee of D.C.

File No.

Mysore Government Secretariat

Serial

Suggestions for Consideration - R.C. may please be invited on it.

P.J.-D-

16) Draft letter is submitted to the R.C. (Better to issue under the signature of the Secy) Mrs 9/3

17) 9/3

18) A typed draft is submitted. (This is also submitted) Mrs 9/3

19) 9/3

Secy (Revenue)

16333

20) Some add. suggestions may please be considered.

9.3.53

Secy (Revenue)

To,
The R.C.
2 14882 & 11-3-53
calls for his opinion.

Letter No C1-4358/52-53 dt 18/3/53 from the Rev. Comm.

21) The letter dt 18/3/53 received | | page 13.

Serial No.

from the Revenue Commissioner is submitted for perusal. He says that none of his Assistants could be spared for being appointed as Secretary of the Committee, and that the Asst. Secretary, Municipal Deptt. should be the Secretary.

2) In this connection, it is submitted that all questions pertaining to Revenue Laws are being dealt with in the Revenue Deptt. of the Secretariat. Conversion fine is levied under rule 59 of the rules under the Mysore Land Revenue Code. The Revenue Deptt. is the proper branch that has to deal with this question. As the under Secretary, Rev. Deptt. was on leave at the time when the question was discussed and a decision taken for constituting a Committee, the Asst. Secretary, Municipal Deptt. who attended the meeting had to be appointed as secretary of the Committee. The Deptt. and the officer-in-charge who deal with day to day administration of the Deptt. and who are conversant with all the rules and Land and standing orders pertaining to Land Revenue, are the proper authorities to deal with this question which covers the entire State, as references required frequently by the Committee can be

NOTE.—Contn. sheet

Levy of conversion fine — constitution of a committee

File No. 7491/93-27 of 195 . Mysore Government Secretariat

Serial No.

made available by them easily. The Municipal Dept and its officers who deal with Municipal Laws may perhaps be entrusted with the work which require the services of persons who deal in Revenue Laws. In these circumstances, the under secretary, Revenue Dept may perhaps be appointed as secretary of the committee. A

The entire file will be transferred to the Rev. Dept of the secretariat, as all the current files and old records are in that dept B

2-3) Proposals at 'A' and 'B' above are for orders — Ref para 20 of the notes.

Mr 2/4. V.S. 4/4 24) The proposals at "A" + "B" may be appd. The Rev. Secy may also be consulted

Sd 6/4

Secy (Rev Dept)

3240 7 AM 7 M.Y

25) Joint O. remarks. There will be advantage in dealing with the matters in the Rev. Dept.

Sd 5/4/55

Rev. Secy)

The bulk of the work relates to Local bodies. As such it is desirable that the matter should be dealt with in the L.B. Dept, as was done in the case of the R.C.

Sd 11/4

Dy L.S.G.)

B Mr.

SECRETARY TO GOVERNMENT No. 4127 11 APR 1955 REVENUE DEPARTMENT

GOVERNMENT OF MYSORE 11 APR 1955

Levy of conversion fine - Constitution of a Committee

Mysore Government Secretariat

File No. 9327/RE of 195 .

[App. F. III 9

Serial No.

NOTE (Contn. sheet

GB. 77. SF 1 (1)

Draft.

PROCEEDINGS OF THE GOVERNMENT OF MYSORE.

ORDER No.L. /4528-34

DATED 2-3-55

Under the existing provisions of the Land Revenue Code and Rules framed thereunder, the following rates of conversion fine are fixed:-

Places	*Areas*	*Rate of fine per acre*
1. Bangalore City ..	Municipal Corporation limits and all lands within a distance of three miles from the Corporation limits.	Not less than Rs. 3,000 and not more than Rs. 4,000 per acre.
2. Mysore City ..	Municipal limits and all lands within a distance of three miles from the Municipal limits.	
3. District Headquarter Towns (other than the Cities of Bangalore and Mysore), Davanagere City, the Towns of Tiptur, Bhadravathi, Arsikere, Channapatna and Bangarpet, and the areas of the Kolar Gold Fields Sanitary Board, Hindustan Air-Craft Sanitary Board, Bhadravathi New Town Board, Mandya Suga Town Board, Harihar Industrial Town Board, Laxmipuram Sanitary Board of Arsikere.	Within the Municipal limits or within two miles from the Municipal or Sanitary or Town Board limits and within two miles from the Railway Station if the Railway Station is outside Municipal or Sanitary or Town Board Limits.	Not less than Rs. 2,000 per acre and not more than Rs. 4,000 per acre.
4. Taluk Headquarter Towns with a population of ten thousand and above according to 1951 Census other than those specified in item 3.	Within two miles from the Municipal limits and from the Railway Station if the Railway Station is outside the Municipal Limits.	Not less than Rs. 1,000 and not more than Rs. 2,000 per acre.
5. Taluk Headquarter Towns other than those specified in items 3 and 4 or any other place including with a Railway Station any other place included within a Municipality.	Within one mile from the Municipal limits or from the Railway Station if the Railway Station is outside the Municipal limits, and in places not near Municipalities within one mile from the Railway Station.	Not less than Rs. 500 and not more than Rs. 1,000 per acre."

Submitted for his approval. In terms of the Cabinet

2. But in the case of agricultural lands acquired by the City Improvement Trust Boards of Bangalore and Mysore, a special rate of conversion fine was fixed, as noted below, having regard to the beneficial objects for which lands were and are being acquired, as the schemes are meant for improvement of the areas and for providing sites to the houseless and siteless people at as cheap a rate as

possible. —

	Housing area except what is reqd. for Labour Housing. Rs.	Industrial area reqd. for industries. Rs.	Housing area for Labour Rs	Lands reqd. for public purposes.
1. Bangalore City Improvement Trust Board	1,000/- per acre	2,000/- per acre	500/- per acre	No levy.
2. Mysore City Improvement Trust Board	1,000/- "	1,500/- "	500/- "	-do-

3. On account of the influx of population to Bangalore and other industrial areas, ~~with the object of securing employment during the last war and since~~, housing problem has become ~~very~~ acute and it has imposed a strain on the facilities available which were ~~too~~ meagre to cope ~~up~~ with the demand of even the bonafide residents. People possessing agricultural lands took advantage of this situation and built houses on all the open spaces available without due regard to the process of law regarding conversion of such lands for building purposes, sanitary bye-laws and rules, governing the construction of houses.

4. In Bangalore, a special staff was appointed by Government, which was entrusted with the work of preventing further growth of unauthorised constructions in and around Bangalore, as also to recover conversion fines and special fines from such people. As a sequel to the action taken by the special staff in this behalf, ~~to recover conversion fine, etc.~~, representations are being made by people who have put up such unauthorised constructions either to waive the recovery of conversion fine or to reduce it on some plea or the other. ~~It is noticed that~~ The land values with the unauthorised constructions thereon have increased more than what they

worth in value as agricultural lands. This has resulted in not only loss to Government but also in the creation of slums, for the elimination of which, Government stand committed to spend ~~huge~~ large amounts for the betterment of the areas.

5. Moreover, the rates of conversion fine vary from place to place and it is considered necessary to examine the question with a view to adopting some ~~definite criteria~~ principles to govern the levy of conversion fine in all the cities and towns of the State, ~~considering~~ in consistent with the importance of the areas. (6) With a view to examine this question, Government are pleased to appoint a Committee consisting of the following members:-

The Revenue Commissioner in Mysore (Chairman)
The Commissioner for L.S.G. in Mysore,
The Commissioner, Corporation of the City of Bangalore,
The Secretary to Government, Finance Department,
The Secretary to Government, Edn. & L.S.G. Deptts.
The Secretary to Government, Revenue Department,
The Chairman, City Improvement Trust Board, B'lore,
The Asst. Secretary to Government, Education & L.S.G (Municipal) Departments, Convenor.

6) The terms of reference to the Committee are as follows:-

1. To examine and suggest the rate of levy of conversion fine in Bangalore and other cities, towns and sanitary board areas, taking into consideration the present market value of building sites.

2. To examine and suggest the rate of levy of conversion fine in respect of areas unauthorisedly built upon in the above places.

3. To examine and suggest the rate of levy of conversion fine in slum areas in Bangalore ~~(i)~~ and other places (i) where squatters have occupied Government lands ~~on which they~~ and have put up huts;

and (ii) where they have put up huts and paying rents to the owners of the lands.

4. To examine and suggest the circumstances in which levy of conversion fine has to be waived.

8 X. The Committee is requested to furnish their report within one month.

Secretary to Government,
Education & L.S.G. Departments

To

The Revenue Commissioner in Mysore,
" Commissioner for L.S.G. in Mysore,
" Commissioner, Corporation of the City of Bangalore,
" Secretary to Government, Finance Deptt,
" Secretary toGovernment, Revenue Deptt,
" Chairman, City Improvement Trust Board, Bangalore,
" Controller, Mysore Gazette, for publication.

(11)

L/4882

11-3-55

Dear Sir,

Ref: A.O. No.

Sub:- Constitution of Committee etc.

~~would it be possible for~~

Could you kindly agree to one of your assistants being absent after receipt of the above Committee?

It would be helpful in view of the present legislature sessions which requires the Whole time attention of the Min. by (ML) who is Incharge of the Legislature. The matter has requires Considerable and an immediate reply will be appreciated

Thanking You,

Yours faithfully,

(K. C. Reddy name)

S. Sec

Mysore Government
xxxxxxxxxxxxx

Education and

The Revenue Commissioner in Mysore,
Bangalore.

Subject: Constitution of a Committee to examine and suggest the rate of levy of conversion fine on agricultural lands converted for non-agricultural purposes.

- - - -

I am directed to invite reference to Government Order No.L.14528 - 34/I.T.B. 77-54-1 dated 2-3-1955 on the above subject and to state that the Assistant Secretary, Education and L.S.G.Department(Municipal Department) who is the Convenor of the Committee has represerted that he has to work overtime in office on account of the sessions of Mysore Legialative Assembly and Legislative Council and that it would be very difficult for him to attend the special work, in addition to his own duties in office. It is therefore considered that one of your Assistants will be most suitable to be the Convenor of the Committee, as it would be convenient for him to obtain instructions as and when required from you which would also facilitate the disposal of work of the Committee quickly. I am therefore to request you kindly to furnish your opinion in the matter very early.

Yours faithfully,

P.T.O

(B.M.Krishnan)
Secretary to Government,
Education & L.S.G.Departments.

9/3 Fair Draft M.

knr-2/9.3

B.M.KRISHNAN, I.A.S.,

Mysore Government

(12)

11-3-55

Edn.

L/4882

Ref: Government Order No.L.14528-34/I.T.B. 77-54-1 dated 2-3-1955.

Sub: Constitution of a Committee to examine and suggest the rate of levy of conversion fine on agricultural lands converted for non-agricultural purposes.

***

Dear Sir,

Could you kindly agree to one of your Assistants being appointed as the Secretary to the above Committee? It would be helpful in view of the present Legislature Sessions which requires the whole-time attention of the Assistant Secretary(Municipal) who is now appointed the Secretary. The matter requires consideration and an immediate reply will be appreciated.

Thanking you.

Yours sincerely,

B.K. 10.3.55

Sri G.N.Nagaraja Rao, I.A.S.,
Revenue Commissioner
in Mysore, Bangalore,
Bangalore.

nGn.10/3.

SRI G. N. NAGARAJA RAO, I.A.S.,
Revenue Commissioner.

(13)

NEW PUBLIC OFFICES,
Bangalore, dated 18-3-... *1955*.

D.O.No.Cl-4358/54-55.

9327
MUNICIPAL BRANCH

Dear Sir,

Subject:- Appointment of one of my Assistants as Secretary to the Committee constituted to examine and suggest the rate of levy of conversion fine on Agricultural Lands converted for non-agricultural purposes.

21 MAR 1955

GAB. 17. 3. 55. 2

With reference to your D.O. No. L.14882 dated 11th March 1955 regarding the appointment of one of my Assistants as Secretary to the above Committee, I write to state that my First Assistant has very heavy work and is in addition already Secretary of two Committees. The Second Assistant has similarly very heavy work while the question of continuance or otherwise of the Additional Assistant is still under consideration of Government and he is already the Secretary of various committees. The Treasury Assistant has also sufficient work and is besides a Touring Officer and is occupied with the recruitment of personnel to the Treasury Cadre. I regret ~~request~~ that, in these circumstances, none of my Assistants could be spared for the purpose.

7491

I am also of opinion that it is appropriate that the Assistant Secretary, Municipal Department should be the Secretary of this Committee, as the work requires frequent reference to connected files in the Secretariat and as he has to deal with the question at a later stage.

Yours sincerely,

07 30/3/55

Sri B.M. Krishnan, B.A., I.A.S.,
Secretary to the Government of Mysore,
Local-Self Government and Education
Departments, Bangalore.